



# TOWN OF AMHERST

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*Town Hall  
P.O. Box 960  
Amherst, NH 03031*

*2 Main Street  
Tel: 603/673-6041  
Fax: 603/673-6794*

**Dear Fellow Residents of Amherst:**

The Official Ballot Form of Voting (SB2) has changed the way that important decisions are made in our Town. Rather than having Town Meeting approve or disapprove warrant articles, voters will now go to the polls on March 9th, to make all decisions within the privacy of the voting booth.

The Selectmen realize that it is crucial for voters to have detailed information about each warrant article. The complete text of the warrant can also be found in the 2003 Town Report, available at Town Hall, the Library, and the Bagel Place or on the Town's web page at [www.amherstnh.gov](http://www.amherstnh.gov). This Voter's Guide is the result of many people's input about the issues surrounding each article. In addition, sample town and zoning ballots have been included in this guide. You may bring these sample ballots to the voting booth with you on the 9th of March.

As you read through the details of this Voter's Guide, please feel free to jot down any questions that you might have. Our Town Administrator, Carl Weber, is available at Town Hall 673-6041 during normal business hours, or you may contact any Selectman or Planning Board Member.

The polls are open from 6:00 a.m. to 8:00 p.m. at Souhegan High School on Tuesday, March 9th.

The Board of Selectmen,

Jay Dinkel, Chairman  
Marilyn Peterman, Vice Chairman  
Bruce Bowler  
Steven Desmarais  
Robert Heaton

## **WAYS & MEANS COMMITTEE**

Again this year, the Amherst Town Ways and Means Committee would like to express its thanks for the support that the Selectmen, the Town Administrator, Selectmen's Assistant, and all of the Town Department Heads have given the Ways and Means Committee during this budget cycle.

The Ways and Means committee is in favor of the approach the Selectmen have taken to develop the operating budget and other warrant articles. This approach involves the Amherst Town Ways and Means Committee in all aspects of budget development and review. The committee was heavily involved from the time the budget target was established in September 2003 through the period when budget and warrants were voted on by the Selectmen in January 2004. The committee had ample access to the Selectmen, Town Administrator and Town Department Heads throughout this process.

We are strongly in favor of continuing with this approach again next year. We feel that this process properly balanced the needs for town services with the needs of the taxpayers.

Submitted by:

Dick Dyer, Chairman  
Shannon Chandley  
Linda Kaiser  
Ted Krantz  
Ann Logan  
Pixie Lown  
John Maynard

**BRING YOUR VOTER'S GUIDE SUMMARY WITH YOU TO THE POLLS ON  
MARCH 9, 2004 AT SOUHEGAN HIGH SCHOOL**

## **TOWN WARRANT ARTICLES**

### **ARTICLE 2**



To see if the Town will raise and appropriate, the sum of five million five hundred thousand dollars (\$5,500,000) for the purchase of open space lands or other property interests therein all of which may be expended to meet conservation and passive recreation needs, provided also, that an amount no greater than 15 percent (or \$825,000) of said \$5,500,000 may be expended to acquire open space lands to meet active recreation needs, if suitable parcels become available, and to authorize the issuance of not more than \$5,500,000 of bonds or notes in accordance with the provisions of the Municipal Finance Act (RSA 33) and to authorize the Selectmen to issue and negotiate such bonds or notes and to determine the rate of interest thereon; furthermore, to authorize the Selectmen to acquire said property on such terms and conditions as the Selectmen deem appropriate, provided that the Selectmen, in exercising their authority to utilize these funds to purchase said property shall comply with the requirements of RSA 41:14-a, including the requirement for at least two (2) public hearings prior to binding the town to any such purchase, and, further, that the amount raised and appropriated herein may be used to defray the costs attributable to due diligence inspections, title search charges, closing costs and other similar charges associated with any such acquisition. The authorization to borrow provided hereunder shall not lapse until five (5) years from the date of the passage of this article. 3/5 Ballot Vote Required. **(The Selectmen unanimously recommend a yes vote. The Advisory W&M Committee supports this article by a vote of 7-0.)**

***This \$5.5 million bond request has the potential to affect Amherst's future more than any initiative ever undertaken, and the Selectmen strongly support it. A good way to protect open space, natural habitats, water recharge, and maintain the character of the town is to have the ability to purchase land or conservation easements in important areas. If passed, a broad-based committee will review the criteria for land acquisition and present potential investments to the public, where two hearings will be held on the matter, thus giving full citizen input on the proposal before any decision is made.***

***An additional benefit of this warrant article is its provision to use up to 15% of the proceeds for active recreation land, if the property and circumstances are favorable for such use. This would address another critical need in our community, while still preserving open space.***

The Ways and Means Committee **supports** this article with a vote of 7 in favor and none opposed.

The Town Ways and Means Committee feels that in addition to the direct benefits of conservation and passive recreation land, purchasing this land insures that it will not be developed thus not putting additional pressure on the Town's infrastructure, including the schools.

The Amherst Conservation Commission has done a lot of preparation in regard to this warrant article and gave a very persuasive presentation on the long range benefits to the town taxpayers.

**(Estimated Tax Impact: \$0.44 Per \$1,000 & Assumes 4.75% for 20 Years)**

### ARTICLE 3

To see if the Town will raise and appropriate, the sum of two hundred forty nine thousand five hundred dollars (\$249,500) for the purpose of establishing a turning lane and traffic light on Boston Post Road and Davis Witty Drive, and to authorize the issuance of not more than \$249,500 of bonds or notes in accordance with the provisions of the Municipal Finance Act (RSA 33) and to authorize the Selectmen to issue and negotiate such bonds or notes and to determine the rate of interest thereon. 3/5 Ballot Vote Required. **(The Selectmen unanimously recommend a yes vote. The Advisory W&M Committee supports this article by a vote of 4-3.)**



***By managing in-house the work for this needed project, the Town will complete the widening for \$249,500—a \$175,500 reduction from last year's request. This includes a turning lane and traffic light on Boston Post Road and turning lane on Davis Witty Lane, coming out of the High School. This is a busy roadway, nearly 6,000 automobile trips a day, which is compounded greatly during school hours and events. It is time to do this project, and thanks to the Department of Public Works, it can be done cost-effectively.***

The Ways and Means Committee **supports** this article with a vote of 4 in favor and 3 opposed. The Town Ways and Means Committee is split on their views of this warrant article. Those in favor believe that there is a safety issue at this intersection and that sooner or later this will have to be addressed. By bringing this project "in-house" the estimated cost to the town for this work has been reduced from an estimate of \$378,000 to \$249,500. Those opposed do not feel that there has been adequate research into the alternatives. In addition, previously one of the primary benefits for these improvements was the reconfiguration of the bus and individual car drop-off and pick-up areas for the Amherst Middle School. There is no warrant being presented to the voters this year to address the issues at the Amherst Middle School.

(Tax Impact 3 cents per thousand for a 10 year bond)

#### ARTICLE 4



To see if the Town will raise and appropriate the sum of two hundred fifty thousand dollars (\$250,000) for the purpose of purchasing a replacement Tanker for the Fire Department, and to authorize the issuance of not more than \$250,000 of bonds or notes in accordance with the provisions of the Municipal Finance Act (RSA 33) and to authorize the Selectmen to issue and negotiate such bonds or notes and to determine the rate of interest thereon. 3/5 Ballot Vote Required. **(The Selectmen, by a vote of**

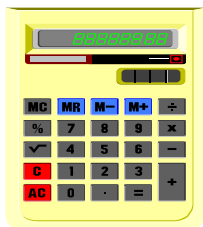
**4 to 1, recommend a yes vote. The Advisory W&M Committee supports this article by a vote of 7-0.)**

***Our 1982 Tanker is both unsafe and in bad condition. We can bond the purchase at a favorable rate and should replace it. The Selectmen further voted to return \$83,000 slated for capital reserve to reduce taxes if this warrant passes.***

The Ways and Means Committee supports this article with a vote of 7 in favor and none opposed. The Town Ways and Means Committee supports the move from Capital Reserve funding to bonding for this particular item. Due to the currently attractive low interest rates it makes financial sense to bond this particular type of large equipment purchase. In addition, the cost will be spread out over 10 years and will be borne by the citizens and taxpayers who benefit from it.

(Tax Impact 3 cents per thousand for a 10 year bond)

#### ARTICLE 5



To see if the Town will raise and appropriate as an operating budget, not including appropriations by special warrant articles and other appropriations voted separately, the amounts set forth on the budget posted with the warrant or as amended by vote of the first session, for the purposes set forth herein, totaling \$7,249,780.95, Should this article be defeated, the operating budget shall be \$7,056,185.25 which

is the same as last year, with certain adjustments required by previous action of the Town or by law, the governing body may hold one special meeting, in accordance with RSA 40:13, X and XVI, to take up the issue of a revised operating budget only. This article does not include any other appropriation. **(The Selectmen unanimously**

recommend a yes vote. The Advisory W&M Committee supports this article by a vote of 7-0.)

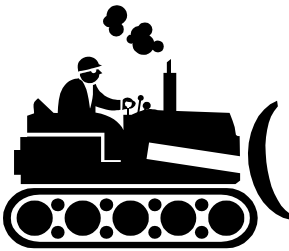
***A 3.7% increase over last year, due largely to wages and benefit increases, regional contractual obligations and the addition of a new detective's position in the Police Department, our first addition to this department in six years. More detail of this proposed budget is available on the web at [AmherstNH.gov/townhall/voters.html](http://AmherstNH.gov/townhall/voters.html).***

The Ways and Means Committee **supports** this article with a vote of 7 in favor 0 opposed. The Amherst Town Ways and Means Committee has been very involved in the budget process since the very beginning back in September 2003. We have met with the Selectmen, Town Administrator and all of the Department Heads several times and have gone over each line item in the budget multiple times. After many iterations, the Selectmen were able to achieve their stated target and the committee supports this budget.

There has been a lot of discussion and cooperation between the town departments to look at how the town can more efficiently provide the same level of town services at a lower cost. This has allowed the Selectmen to keep the budget within their stated target for FY2005.

**(Tax Impact 20.6 cents per thousand)**

## ARTICLE 6



prior fiscal year.

To see if the Town will vote to approve the cost items included in the collective bargaining agreement reached between the Selectmen and the Teamster's Union (***Department of Public Works Union***) and further to raise and appropriate the sum of \$50,953.00 for the current fiscal year, such sum representing the additional costs attributable to the increase in salaries and benefits over those of the appropriation at current staffing levels paid in the

FY'05 Increase  
\$50,953

FY'06 Estimated Increase  
\$60,000

FY'07 Estimated Increase  
\$65,000

**(The Selectmen unanimously recommend a yes vote. The Advisory W&M Committee supports this article by a vote of 7-0.)**

<b><i>Wage Adjustment 3.4% Increase &amp; Step</i></b>	<b><i>\$33,609.16</i></b>
<b><i>Overtime @ 15% of Payroll</i></b>	<b><i>\$ 5,041.38</i></b>
<b><i>Social Security @ 6.25% of Total Payroll</i></b>	<b><i>\$ 2,415.66</i></b>
<b><i>Medicare @ 1.45% of Total Payroll</i></b>	<b><i>\$ 560.43</i></b>

<b>Deferred Compensation @ 3.5% of Union</b>	<b>\$ 1,176.32</b>
<b>Employee Uniforms</b>	<b>\$ 5,200.00</b>
<b>Safety Shoes @ \$250.00</b>	<b>\$ 2,750.00</b>
<b>Total</b>	<b>\$50,952.95</b>

***This increase in salary mirror those offered all town employees at 3.4%.***

The Ways and Means Committee **supports** this article with a vote of 7 in favor and none opposed. The Selectmen and the Teamster's Union have worked to come up with an agreement that is both fair to the Town and to the unionized Department of Public Works employees. Approving this ratifies the work previously done and shows support for these employees.

**(Tax Impact 4 cents per thousand)**

## ARTICLE 7



To see if the Town will vote to approve the cost items included in the collective bargaining agreement reached between the Selectmen and the American Federation of State, County & Municipal Employees Union (***Police Union***) and further to raise and appropriate the sum of \$60,363.00 for the current fiscal year, such sum representing the additional costs attributable to the increase in salaries and benefits over those of the appropriation at current staffing levels paid in the

prior fiscal year.

FY'05 Increase  
\$60,363

FY'06 Estimated Increase  
\$67,000

**((The Selectmen unanimously recommend a yes vote. The Advisory W&M Committee supports this article by a vote of 7-0.))**

<b>Salaries (Step &amp; 3.4% COLA)</b>	<b>\$30,319.47</b>
<b>Overtime Shift Coverage</b>	<b>\$15,327.66</b>
<b>FICA/Retirement</b>	<b>\$ 2,824.90</b>
<b>Medical Insurance</b>	<b>\$10,076.82</b>
<b>Dental Insurance</b>	<b>\$ 1,814.15</b>
<b>Total</b>	<b>\$60,363.00</b>

***The increase in salary mirror those offered all town employees at 3.4%.***

The Ways and Means Committee **supports** this article with a vote of 7 in favor and none opposed. The Selectmen and the American Federation of State, County & Municipal Employees Union have worked to come up with an agreement that is both fair



to the Town and to the unionized Police employees. Approving this ratifies the work previously done and shows support for these employees.

**(Tax Impact 4.9 cents per thousand)**

## ARTICLE 8



To see if the Town will vote to establish a Revaluation Capital Reserve Fund under the provisions of RSA 35:1 for the purpose of revaluation and to raise and appropriate \$25,000. Further, to name the Board of Selectmen as agents to expend from said fund in accordance with RSA 35:15 II. **(The Selectmen unanimously recommend a yes vote. The Advisory W&M**

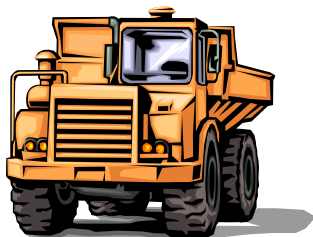
**Committee supports this article by a vote of 7-0.)**

***This \$25,000 annual fund reduces the future tax impact of a required revaluation in the future. This is part of the reorganization of the assessing department with a contracted consultant performing the day-to-day operation and preparation for the revaluation. This fund will also provide funds for another contract consultant to perform the large review and update to the assessing model on a 4 to 5 year periodic basis.***

The Ways and Means Committee supports this article with a vote of 7 in favor and none opposed. The Town Ways and Means Committee supports the recommendation of the Selectmen that a sum of \$25,000 per year be set aside in a Revaluation Capital Reserve Fund so that when another property revaluation is done in 4-5 years (per state mandate) there will be the funds there. In the past we have seen a spike in town taxes in the year in which a revaluation occurs

**(Tax Impact 2 cents per thousand)**

## ARTICLE 9



To see if the Town will appropriate the sum of one hundred ninety eight thousand dollars (\$198,000) for the purpose of purchasing two replacement six wheeled dump trucks for the Department of Public Works and authorize the withdrawal from the Capital Reserves Highway Vehicle Fund established for this purpose. **(The Selectmen unanimously recommend a yes vote. The Advisory W&M Committee supports this article**

**by a vote of 7-0.)**

***\$198,000 will be taken from Capital Reserves to replace two dump trucks for the Public Works Department. One truck is a 1991 and the other a 1987 truck that was purchased from state surplus. This '87 truck was intended to be a short-term fix and needs replacement. Both are ready for replacement with sander, wing and plow, ground speed controls (that helps regulate salt & sand usage), and automatic tire chains.***

The Ways & Means Committee supports this article with a vote of 7 in favor and none opposed. These two vehicles were previously planned as part of the Capital Reserve Highway Vehicle Fund and this warrant is for the purpose of withdrawing the funds to purchase the trucks as planned.

**(No Tax Impact)**

## **ARTICLE 10**



To see if the Town will raise and appropriate the sum of one hundred seventy five thousand dollars (\$175,000) for the continuing reconstruction of the Amherst Town Hall to include reconfiguring the historic front entrance, hallway, and upgrades to the mechanical (heating and A/C) and electrical systems. This will be a non-lapsing appropriation per RSA 32:7, VI and will not lapse until the project is completed or by June 30, 2006, whichever is sooner. **(The Selectmen unanimously recommend a yes vote. The Advisory W&M Committee supports this article by a vote of 6-1.)**

***This \$175,000 request will repair faulty wiring, replace the HVAC system and re-open the building's front door as the main entrance to Town Hall. The current construction project has made the building handicapped accessible, improved safety systems and increased meeting and storage space in the building. The wiring should be done while the access is open, and the replacement of the furnace will eventually pay for itself through increased fuel efficiency.***

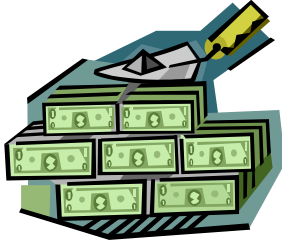
***A great example of the need for these repairs was given during the recent cold snap, where wiring to the heating system overheated and burned out, plunging the building to near-freezing temperatures.***

The Ways and Means Committee supports this article with a vote of 6 in favor and 1 opposed. The Town Ways and Means Committee supports the recommendation of the Selectmen to continue the reconstruction of the Amherst Town Hall to include restoring the historic front entrance, reconfiguring the hallway, and upgrades to the mechanical (heating and A/C) and electrical systems.



(Tax Impact 14 cents per thousand)

## ARTICLE 11



To see if the Town will raise and appropriate the sum of twenty thousand dollars (\$20,000) for the Peabody Mill Environmental Center's capital campaign to expand and renovate the building. **(The Selectmen unanimously recommend a yes vote. The Advisory W&M Committee supports this article by a vote of 6-0-1, one abstention.)**

***This educational facility continues to grow to meet the demand for its programs. This capital campaign has been undertaken largely through private donations, and this one time appropriation will give a boost to the tremendous fundraising effort already in progress.***

The Ways and Means Committee **supports** this article with a vote of 6 in favor and none opposed with 1 abstention. As a member of the Peabody Mill board, one member abstained. The Town Ways and Means Committee supports this warrant article for \$20,000 to help in the funding of the Peabody Mill Environmental Center's capital campaign. The Peabody Mill Environmental Center has become an integral part of the services provided to the citizens of Amherst. This town department has made great strides to expand their facilities and programs and this payment of \$20,000 is in recognition of their need for additional funding to continue and expand.

(Tax Impact 1.6 cents per thousand)

## ARTICLE 12



To see whether the Town will vote to amend the terms of the Recreation Revolving Fund, created by the passage of Article 13 at the Annual Town Meeting in March of 2001, and authorize the Recreation Director, subject to the approval of the Board of Selectmen, to expend said monies for any purpose consistent with the purpose and intent of RSA 35-B. **(The Selectmen unanimously recommend a yes vote. The Advisory W&M Committee supports this article by a vote of 6-1.)**

***This amendment gives more flexibility to the revolving fund which generates 100% of its revenues from user fees. It will allow equipment purchases and field development expenses be taken from the revolving fund. Although it is shown as “no tax impact,” the long-term effect will likely save taxes by reducing the need to fund recreational capital improvements from the general budget or specific warrant articles.***

The Ways and Means Committee **supports** this article with a vote of 6 in favor and 1 opposed. The Town Ways and Means Committee supports this change to the Recreation Revolving Account which expands the types of expenditures that can be made out of the existing Recreation Revolving Account.

**(No Tax Impact)**

### ARTICLE 13



To see if the Town will vote to expand the Veteran's Exemption from \$100.00 to \$150.00 per year in accordance with RSA 72:28. **(The Selectmen unanimously recommend a yes vote. The Advisory W&M Committee supports this article by a vote of 6-1.)**

***The \$100 veteran's exemption has been on the books since 1970. This increase, allowed for the first time by law, seems an appropriate adjustment at this time, and can be reviewed annually.***

The Ways and Means Committee **supports** this article with a vote of 6 in favor and 1 opposed.

**(Tax Impact 2 cents per thousand).**

### ARTICLE 14



To see if the Town will vote to raise and appropriate up to \$250,000 from unappropriated surplus fund balance to be added to the Recreation Capital Reserve Fund, and authorize the use of the (June 30, 2004), fund balance in that amount for this purpose. **(The Selectmen unanimously recommend a yes vote. The Advisory W&M Committee supports this article by a vote of 7-0.)**

***A national rental car agency has offered to register a large number of cars in Amherst, providing additional revenue, if that excess revenue is targeted for***

***recreation field development. This warrant has to be worded in such a way that the extra funds will be transferred at year-end from the unreserved fund balance that these excess registrations would increase.***

***Income from car registrations is budgeted annually, using historical figures and conservative estimates of increases due to the increase in auto prices. A large influx of registrations, such as the ones proposed, would essentially increase the Town's income beyond the budget and end up in the unreserved fund balance at year end. This warrant allows the Town to transfer these funds, up to \$250,000, into the existing Recreation Capital Reserve Fund.***

***The decision by this company to make this offer amounts to a windfall for Amherst and a method of increasing our Recreation Capital Reserve Fund, with no tax impact. The Selectmen strongly support this article and appreciate this offer. If it were to be defeated, then the company would simply elect to register their cars elsewhere, a loss to the Town.***

The Ways and Means Committee **supports** this article with a vote of 7 in favor and none opposed.

## **ARTICLE PETITION – 1**

To authorize the Selectmen to map out the Watershed Protection District pursuant to its description in the ordinance of the Town of Amherst for purposes, among others, of understanding water pollution in Bon Terrain area.

***This non-binding petition article was totally rewritten at the deliberative session and now asks the Selectmen to map the groundwater protection areas of the Bon Terrain industrial land off Rt. 101A. According to the Planning Board, such a map already exists. The Selectmen do not support this article, as they believe Amherst currently has some of the most restrictive water-protection regulations in New England.***

The Ways & Means Committee has not taken a position on this petition warrant article.

## **PROPOSED ZONING CHANGES**

### **Article 15. (ZA No. 1)**

Are you in favor of the adoption of Zoning Ordinance Article III. Section 3-18 Conditional Use Permits, as proposed by the Planning Board, and to apply Conditional Use Permits to Article VIII, Section 8-5 Affordable Housing, , Article IX, Section 9-1 Meaning of Certain Words: Open Space Plan, and Article IX, Section 9-1 Meaning of Certain Words: Planned Residential Development?

***This article clarifies the process of approving an application under one of the existing Innovative Land Uses already in the Zoning Ordinance. It does not change any of the existing requirements. (Yes vote recommended 7-0)***

**Article 16. (ZA No. 2)**

Are you in favor of the deletion of Article III, Section 3-5 Off –Street Parking, as proposed by the Planning Board?

***This article removes parking requirements from the Zoning Ordinance. The Planning Board proposes to move the parking requirements to the Non-residential Site Review and Subdivision Regulations to enable a more flexible approach to parking lot design. (Yes vote recommended 7-0)***

**Article 17. (ZA No. 3)**

Are you in favor of the adoption of changes to Article IV, Section 4-3, C, Section 4-5, C, and Section 4-17, C, to add paragraph 4, as proposed by the Planning Board, to add structure height and size limitations?

***This change is designed to control the visual impact of new residential construction. The height requirement is the same as that currently in effect in Planned Residential Developments and previously in all residential developments. The floor area ratio will impact primarily construction of new houses on existing small lots. (Yes vote recommended 7-0)***

**Article 18. (ZA No. 4)**

Are you in favor of the adoption of changes to Article IV, Section 4-3, B.1., Section 4-5, B.1., Section 4-17, B.1., as proposed by the Planning Board, to eliminate wetlands, flood plain, and slopes greater than 20% from the minimum area of proposed lots; and to change Article IX, Section 9-1, Open Space Plan, to eliminate flood plain and slopes over 20% from the density calculations; and to change Article IX, Section 9-1, Planned Residential Development, to eliminate slopes greater than or equal to 20% from the minimum lot area?

***The intent of this proposal is to discourage intensive development of marginal land by removing unbuildable land from the calculation of lot size. (Yes vote recommended 7-0)***

**Article 19. (ZA No. 5)**

Are you in favor of the adoption of changes, as proposed by the Planning Board, to Article VIII, Section 8-4 Impact Fees to delete the existing section and replace it with a new Impact Fee Ordinance?

***The intent of this proposal is to discourage intensive development of marginal land by removing unbuildable land from the calculation of lot size. (Yes vote recommended 7-0)***

**Article 20. (ZA No. 6)**

Are you in favor of the adoption of changes, as proposed by the Planning Board, to Article IV, Section 4-3, A.8., to delete i and j; to Article IV, Section 4-10, A.7., to delete ix and x; and to Article IV, Section 4-12, A.5., to delete ix and x; all of which deal with primary participants, owners, and payments?

***This change would delete from the Non-for-profit Recreational Uses ordinance two requirements the Board believes are unreasonable and perhaps unconstitutional: that a landowner may not receive payment for the use of property by a not-for-profit organization, and the majority of participants in a not-for-profit recreational use of land must be residents of Amherst. All other controls would remain in place. (Yes vote recommended 7-0)***

**Article 21. (ZA No. 7)**

Are you in favor of the adoption of changes, as proposed by the Planning Board, to Article IX, Section 9-1 Meaning of Certain Words: Frontage, to delete the existing definition and replace it with a new definition?

***This change requires that a new lot's legal frontage be usable for access, while allowing frontage to be from Private as well as Town roads. (Yes vote recommended 6-1)***

**Article 22. (ZA No. 8) By Petition**

Are you in favor of the adoption of changes, as proposed by petition, to Article IV, Section 4-13 Aquifer Conservation District, to add a 3000 foot radius, no-more-build, vegetative buffer around the Terrain well?

The Amherst Planning Board recommends a no vote.

***This change would prohibit further development of most of the Industrial zone as well as some surrounding residential areas. The Planning Board believes that the existing aquifer protection and water resource protection ordinances are adequate. In addition, the Board believes that if the proposed amendment is passed (a) there would be a substantial negative economic impact on the Town by removing so much of the Industrial zone from development and thus eliminating its potential as a tax revenue source, and (b) there is a strong probability that the landowners would initiate litigation demanding compensation based on the contention that the proposed amendment is an unconstitutional taking of property rights. (No vote recommended 7-0)***